

IN RE: PETITION FOR SPECIAL \* BEFORE THE  
HEARING AND ZONING VARIANCE \* ZONING COMMISSIONER OF  
13TH ELECTION DISTRICT \*  
1ST COUNCILMANIC DISTRICT \* BALTIMORE COUNTY  
LEGAL OWNER: PETER AND JOHN \* Case No.: 91-286-SPHA  
RADIO FELLOWSHIP, INC.

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

Petitioners herein request a Special Hearing to amend and modify the site plan and order in Special Exception Case No. 5767-XA, Case No. 84-131-SPHA and Case No. 88-204-SPH, to permit a one-story modular accessory equipment building and antennae on an existing tower.

Petitioners also request the following variances from the Baltimore County Zoning Regulations (B.C.Z.R.) as indicated on Petitioner's Exhibit 1:

... from §102.2, 250.1 and 250.3 to permit a 35-foot setback between the rear of an existing radio station building and the front of an existing equipment building, in lieu of the required 80 feet;

... from §102.2 and 250.3 to permit a 10-foot setback between the rear of an existing equipment building and the rear of a proposed equipment building, in lieu of the required 80 feet; and

... from §102.2 and 250.2 to permit a distance as close as 2.6 feet between existing satellite dishes, and a distance

of as close as 9 feet between the existing satellite dishes and the property line, and a distance of as close as 6 feet between the existing satellite dishes and the existing buildings, all in lieu of the required 80 feet, as indicated on Petitioner's Exhibit #1.

The Petitioners appeared, testified and were represented by Robert A. Hoffman, Esquire. The Petitioners were supported in their testimony by Harry M. Fischer, Zoning Manager for Bell Atlantic Mobile Systems, Inc.; Gus G. Drizos, a landscape architect with KCI Technologies, Inc., who prepared the site plan; Timothy L. Madden, an expert land planner with KCI Technologies, Inc.; Peter Allen, Chief Engineer for Peter and John Radio Fellowship, Inc., the legal owner; and G. Scott Barhight, Esquire, attorney for another lessee of the property, Cellular One. There were no protestants.

The subject parcel is located at 3600 Georgetown Road in Baltimore County.

Testimony by Mr. Fischer explained the technical necessities for the specific locations of the modular buildings on the site and the need for the new location created by overcapacity of the regional system. According to Mr. Fischer the specific locations were necessary to maximize the efficiency of the equipment connections between the antennae and the buildings. Mr. Madden testified that the property is located at the end of Georgetown Road and is isolated from any use other than the radio station and accompanying wireless transmitting and receiving stations. He stated that the proposed use does not create any adverse impacts on

adjacent or regional land uses and has no adverse impact on any of the requirements of Section 502.1 of the B.C.Z.R. Mr. Allen described the existing radio station functions on the site and testified to the need for the specific locations for each satellite dish. He stated that in order to track satellite transmissions on the site a clear view of the horizon is required, and the close proximity to the radio station enables a more efficient use of on-site equipment. Mr. Allen also testified to the compatibility of the requested relief with the existing land use. Finally, Mr. Barhight expressed support by Cellular One for the Petitioner's request.

Pursuant to testimony and evidence produced at the hearing, it is clear that the requested Special Hearing to amend and modify the order in Case Nos: 5767-XA, 84-131-SPHA and 88-204-SPH will cause no detriment to the surrounding properties, or, otherwise, be inconsistent with the requirements of the B.C.Z.R. and Section 502.1.

Section 307.1 of the B.C.Z.R. empowers the Baltimore County Zoning Commissioner to grant variances where strict compliance with the zoning regulations for Baltimore County would result in practical difficulty or unreasonable hardship. In reviewing the petition and testimony, it is clear that a practical difficulty or unreasonable hardship would result if the variances were not granted. In addition, the variances requested will not be detrimental to the public health, safety and general welfare.

Pursuant to advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested, pursuant to the Petitions for Special Hearing and Zoning Variances should be granted.

THEREFORE, pursuant to the site plans marked Exhibit 1, it is ordered by the Zoning Commissioner for Baltimore County, this 6th day of May, 1991, the Petition for Special Hearing is hereby GRANTED.

IT IS FURTHER ORDERED by the Zoning Commissioner that the following variances:

... from §102.2, 250.1 and 250.3 to permit a 35-foot setback between the rear of an existing radio station building and the front of an existing equipment building, in lieu of the required 80 feet;

... from §102.2 and 250.3 to permit a 10-foot setback between the rear of an existing equipment building and the rear of a proposed equipment building, in lieu of the required 80 feet; and

... from §102.2 and 250.2 to permit a distance as close as 2.6 feet between existing satellite dishes, and a distance of as close as 9 feet between the existing satellite dishes and the property line, and a distance of as close as 6 feet between the existing satellite dishes and the existing buildings, all in lieu of the required 80 feet;

ORDER RECEIVED FOR FILING  
Date 5/6/91  
By [Signature]

ORDER RECEIVED FOR FILING  
Date 5/6/91  
By [Signature]

ORDER RECEIVED FOR FILING  
Date 5/6/91  
By [Signature]

ORDER RECEIVED FOR FILING  
Date 5/6/91  
By [Signature]

are hereby GRANTED, subject, however, to the restrictions set forth below which are conditions precedent to the relief granted herein:

The Petitioner may apply for its building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

*J. Robert Haines*  
ROBERT HAINES  
Zoning Commissioner for  
Baltimore County

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning

111 West Chesapeake Avenue  
Towson, MD 21204

887-3353

May 3, 1991

Robert Hoffman, Esquire  
Venable, Baetjer and Howard  
210 Allegheny Avenue  
Towson, Maryland 21204

RE: Petitions for Special Hearing and Zoning Variance  
Peter and John Radio Fellowship, Inc., Legal Owner  
Petitioner  
Case #91-286-SPHA

Dear Mr. Hoffman:

Enclosed please find the decision rendered in the above captioned case. The Petitions for Special Hearing and Zoning Variance have been granted in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,  
*J. Robert Haines*  
ROBERT HAINES  
Zoning Commissioner  
for Baltimore County

JRH:mm  
att:  
cc: Peoples Counsel

ORDER RECEIVED FOR FILING  
Date 5/6/91  
By [Signature]

5

#### PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve ... an amendment and modification to the site plan and Order in ... special exception Case No. 5767XA, Case No. 84-131-SPHA and Case No. 88-204-SPH, to permit a one-story modular accessory equipment bldg. and antennae on an existing tower. Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Lessee: Bell Atlantic Mobile Contract Purchaser: Systems, Inc.  
Harry H. Fischer Zoning Manager  
(Type or Print Name)  
*Harry H. Fischer*  
Signature

Legal Owner(s): Peter & John Radio Fellowship, Inc.  
(Type or Print Name)  
*Peter & John Radio Fellowship, Inc.*  
Signature

180 Washington Valley Road  
Bedminster, NJ 07921  
City and State

John O. Bisset, President  
(Type or Print Name)  
*John O. Bisset*  
Signature

Attorney for Petitioner: John B. Howard  
Venable, Baetjer & Howard  
(Type or Print Name)  
*John B. Howard*  
Signature

Radio Station WRBS  
3600 Georgetown Road 301-247-4100  
Address Phone No.  
Baltimore, MD 21227  
City and State

210 Allegheny Avenue  
Towson, MD 21204  
City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted  
John B. Howard, Venable, Baetjer & Howard  
210 Allegheny Avenue  
Towson, MD 21204 301-823-4111  
Address Phone No.

Attorney's Telephone No.: 301-823-4111

ORDERED By The Zoning Commissioner of Baltimore County, this 19th day of May, 1991, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 13th day of March, 1991, at 11:00 o'clock A.M.

*J. Robert Haines*  
Zoning Commissioner of Baltimore County

ESTIMATED DATE OF HEARING: 1991  
RECEIVED BY: [Signature]  
DATE: 5/6/91

ORDER RECEIVED FOR FILING  
Date 5/6/91  
By [Signature]

#### PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 5 102.2, 250.1 and 250.3 to permit a 35 foot setback between the rear of an existing radio station building and the front of an existing equipment building, in lieu of the required 80 feet, and a variance from Sections 102 and 250.3 to permit a 10 ft. setback b/t the rear of the existing equipment building and the rear of a proposed equipment bldg, in lieu of the required 80 feet; and a variance from Sections 102.2 and 250.2 to permit a distance as close as 2.6 feet between existing satellite dishes, and a distance of as close as 9 feet between the existing satellite dishes and the property line, and a distance of as close as 6 feet between the existing satellite dishes and the existing buildings, all in lieu of the required 80 feet.

To be determined at hearing.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Lessee: Bell Atlantic Mobile Systems  
Contract Purchaser: Inc.  
Harry H. Fischer Zoning Manager  
(Type or Print Name)  
*Harry H. Fischer*  
Signature

Legal Owner(s): Peter & John Radio Fellowship, Inc.  
(Type or Print Name)  
*Peter & John Radio Fellowship, Inc.*  
Signature

180 Washington Valley Road  
Bedminster, NJ 07921  
City and State

John O. Bisset, President  
(Type or Print Name)  
*John O. Bisset*  
Signature

Attorney for Petitioner: John B. Howard  
Venable, Baetjer & Howard  
(Type or Print Name)  
*John B. Howard*  
Signature

Radio Station WRBS  
3600 Georgetown Road 301-247-4100  
Address Phone No.  
Baltimore, MD 21227  
City and State

210 Allegheny Avenue  
Towson, MD 21204  
City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted  
John B. Howard  
Venable, Baetjer and Howard  
210 Allegheny Avenue  
Towson, Maryland 21204 301-823-4111  
Address Phone No.

Attorney's Telephone No.: 301-823-4111

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*J. Robert Haines*  
Zoning Commissioner of Baltimore County

(over)

ORDER RECEIVED FOR FILING  
Date 5/6/91  
By [Signature]

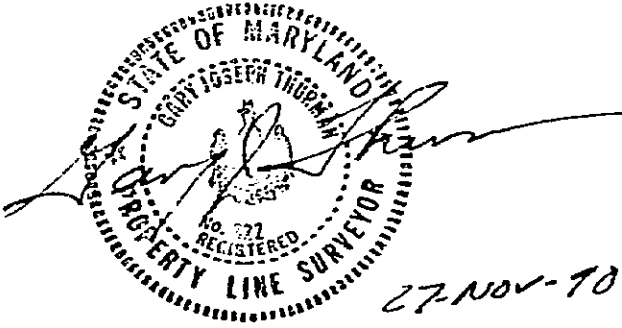


# KIDDE CONSULTANTS, INC.

ZONING DESCRIPTION  
TAX MAP PARCEL 154  
PETER AND JOHN FELLOWSHIP, INC.  
13TH ELECTION DISTRICT  
BALTIMORE COUNTY, MARYLAND

BEGINNING FOR THE SAME at a point on the southeasterly side of Georgetown Road, said point being distant in a southwesterly direction 2500 feet ± from a point of intersection formed by the center of Georgetown Road and Wilson Avenue; thence departing the aforesaid Georgetown Road for the six following courses and distances with meridian references to true north based on a solar observation taken on July 10, 1990:

- (1) South 26° 37' 43" West 350.19 feet;
  - (2) North 47° 01' 20" West 179.22 feet;
  - (3) North 2° 24' 43" East 15.79 feet;
  - (4) North 18° 15' 25" East 147.70 feet;
  - (5) North 14° 10' 26" East 193.23 feet;
  - (6) South 51° 28' 12" East 244.28 feet to the beginning hereof.
- Containing 1.594 acres of land, more or less.



## CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 13th Date of Posting: February 13, 1991  
Posted for: Special Hearing Variance  
Petitioner: Peter and John Radio Fellowship, Inc.  
Location of property: 3600 Georgetown Road, 2500' SW Wilson Avenue  
Location of Sign: off W side Georgetown Road at entrance road to subject property  
Remarks: \_\_\_\_\_  
Posted by: J. J. Anstee Date of return: February 15, 1991  
Number of Signs: 3

## CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the annexed advertisement was published in the ARBUTUS TIMES, a weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 2-14-91.

ARBUTUS TIMES

S. Zehe Publisher

\$ 102.98

## CERTIFICATE OF PUBLICATION

TOWSON, MD., 2-21-91  
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 2-14-91.

THE JEFFERSONIAN,

S. Zehe Publisher

\$ 102.98

receipt

Baltimore County  
Zoning Commissioner  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Account: R-001-6150  
Number

Item 229

Date: 12/14/90

M9100515

| REVISED PUBLIC HEARING FEES  | QTY | PRICE   |
|------------------------------|-----|---------|
| 110 - REVISIONS (ALL OTHERS) | 1 X | \$75.00 |
| TOTAL:                       |     | \$75.00 |

LAST NAME OF OWNER: P & J RADIO FELLO

Paid per hand-written receipt dated 12/14/90

Please Make Checks Payable To: Baltimore County

Cashier Validation

receipt

Baltimore County  
Zoning Commissioner  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Account: R-001-6150  
Number

Item 229

Date: 14 Dec 90

\$ 75.00 Revision Fee

check # 1748 from Venable Baetjer & Howard

Please Make Checks Payable To: Baltimore County

\$75.00

Cashier Validation

receipt

Baltimore County  
Zoning Commissioner  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Account: R-001-6150  
Number

91-286

M9100795

| QTY              | PRICE    |
|------------------|----------|
| 110 - AUDIO TAPE | \$177.98 |
| TOTAL:           | \$177.98 |

Please Make Checks Payable To: Baltimore County

Cashier Validation

receipt

Baltimore County  
Zoning Commissioner  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Account: R-001-6150  
Number

91-286 - SPH

| QTY              | PRICE   |
|------------------|---------|
| 110 - AUDIO TAPE | \$15.00 |
| TOTAL:           | \$15.00 |

Please Make Checks Payable To: Baltimore County

Cashier Validation

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning

887-3353

DATE: \_\_\_\_\_

Bell Atlantic Mobile Systems  
180 Washington Valley Road  
Baltimore, MD 21201

ATTN: HARRY F. FISCHER, ZONING MANAGER

RE:

Dear Petitioner(s):  
Case Number: 91-286-SPH  
SE/S Georgetown Road, 2500' SW Wilson Avenue  
3000 Georgetown Road  
13th Election District - 1st Councilmanic  
Legal Owner(s): Peter & John Radio Fellowship, Inc.  
Contract Purchaser(s): Bell Atlantic Mobile Systems, Inc.  
HEARING: WEDNESDAY, MARCH 13, 1991 at 11:00 a.m.

Please be advised that \$ 177.98 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland fifteen (15) minutes before your hearing is scheduled to begin.

J. Robert Haines

J. ROBERT HAINES  
ZONING COMMISSIONER  
BALTIMORE COUNTY, MARYLAND

cc: John B. Howard, Esq.

111 West Chesapeake Avenue  
Towson, MD 21204

887-3353

January 28, 1991

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

Case Number: 91-286-SPH  
SE/S Georgetown Road, 2500' SW Wilson Avenue  
3000 Georgetown Road  
13th Election District - 1st Councilmanic  
Legal Owner(s): Peter & John Radio Fellowship, Inc.  
Contract Purchaser(s): Bell Atlantic Mobile Systems, Inc.  
HEARING: WEDNESDAY, MARCH 13, 1991 at 11:00 a.m.

Special Hearing to approve an amendment and modification to the site plan and Order in special exception Case No. 5767-12, Case No. 88-131-SPH, and Case No. 88-204-SPH; to permit a one-story modular accessory equipment building and antennae on an existing tower. Variance to permit a 35 ft. setback between the rear of an existing radio station building and the front of an existing equipment building in lieu of the required 80 ft.; to permit a 10 ft. setback between the rear of an existing equipment building and the rear of a proposed equipment building in lieu of the required 80 ft.; and to permit a distance as close as 2.6 feet between existing satellite dishes, and a distance of as close as 9 feet between the existing satellite dishes and the property line, and a distance of as close as 6 feet between the existing satellite dishes and the existing buildings, all in lieu of the required 80 ft.

J. Robert Haines

J. ROBERT HAINES  
Zoning Commissioner of  
Baltimore County

cc: Peter & John Radio Fellowship, Inc.  
Bell Atlantic Mobile Systems  
John B. Howard, Esq.

111 West Chesapeake Avenue  
Towson, MD 21204

887-3353

February 21, 1991

John B. Howard, Esquire  
Venable, Baetjer & Howard  
210 Allegheny Avenue  
Towson, MD 21204

RE: Item No. 229, Case No. 91-286-SPH  
Petitioner: Peter & John Radio Fellowship  
Petition for Special Hearing and  
Zoning Variance

Dear Mr. Howard:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,

James E. Dyer  
JAMES E. DYER  
Chairman  
Zoning Plans Advisory Committee

JED:jw

Enclosures

cc: Mr. John O. Bisset  
Mr. Harry H. Fischer

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning  
111 West Chesapeake Avenue  
Towson, MD 21204

887-3353

Your petition has been received and accepted for filing this  
19th day of December, 1990.

*J. Robert Haines*  
ROBERT HAINES  
ZONING COMMISSIONER

Received By:

*James E. Howard*  
Chairman,  
Zoning Plans Advisory Committee

Petitioner: Peter & John Radio Fellowship, et al  
Petitioner's Attorney: John B. Howard

Baltimore County Government  
Department of Public Works  
Bureau of Traffic Engineering  
101 Bosley Avenue, Suite 105  
Towson, MD 21204

887-3551  
Fax 887-5781

January 8, 1991

Mr. J. Robert Haines  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for  
items number 216, 217, 218, 220, 223, 227 and 229.

Very truly yours,

*Rahce J. Famili*  
Rahce J. Famili  
Traffic Engineer II

RJF/lvd

RECEIVED  
JAN 9 1991  
ZONING OFFICE

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: December 31, 1990  
FROM: Robert W. Bowling, P.E.  
RE: Zoning Advisory Committee Meeting  
for January 2, 1991

The Developers Engineering Division has reviewed  
the subject zoning items and we have no comments for  
Items 229 revised, 222, 234, 235, 236, 237, 238, 239,  
240, 241 and 242.

For Items 242 and 243, the previous County Review Group  
comments are applicable.

*Robert W. Bowling*  
ROBERT W. BOWLING, P.E., Chief  
Developers Engineering Division

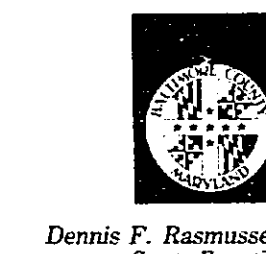
RWB:s

received  
12/14/90

Baltimore County  
Fire Department  
700 East Joppa Road, Suite 901  
Towson, Maryland 21204-5500  
(801) 887-4500  
Paul H. Reincke  
Chief

DECEMBER 13, 1990

J. Robert Haines  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, MD 21204



Dennis F. Rasmussen  
County Executive

RE: Property Owner: PETER AND JOHN RADIO  
FELLOWSHIP, INC.  
Location: #3600 GEORGETOWN ROAD  
Item No.: 229 Zoning Agenda: DECEMBER 18, 1990

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by  
this Bureau and the comments below are applicable and required to be  
corrected or incorporated into the final plans for the property.

5. The buildings and structures existing or proposed on the site  
shall comply with all applicable requirements of the National Fire  
Protection Association Standard No. 101 "Life Safety Code", 1988  
edition prior to occupancy.

REVIEWER: *Pat Keller* 12-13-90 Noted and Approved *W.F. Bowling*  
Planning Group Fire Prevention Bureau  
Special Inspection Division

JK/KEK

received  
12/14/90

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: December 8, 1990  
FROM: Robert W. Bowling, P.E.  
RE: Zoning Advisory Committee Meeting  
for December 18, 1990

The Developers Engineering Division has reviewed  
the subject zoning items and we have no comments for  
Items 216, 217, 218, 220, 223 and 229.

For Item 227, a County Review Group Meeting is  
required.

For Item 229, the previous County Review Group comments  
are applicable.

*Robert W. Bowling*  
ROBERT W. BOWLING, P.E., Chief  
Developers Engineering Division

RWB:s

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
(801) 887-3353

J. Robert Haines  
Zoning Commissioner

Provisional Approval  
Permit No: B69624 C-1610-90

DATE: 11/30/90

LOCATION: 3600 Georgetown Road

The issuance of this permit in no way grants or implies approval of  
any matter relating to this property which is in conflict with the  
Baltimore County Zoning Regulations.

The issuance of this permit is subject to the following Conditions:  
(Please check appropriate box(es))

- ☒ Owner has filed for a public hearing, Item # 229  
☐ Owner must file for a public hearing within \_\_\_\_\_ days  
before the Zoning Commissioner requesting relief from all  
conflicts with the Baltimore County Zoning Regulations.  
☐ Owner/contract purchaser must submit a complete revised site  
development plan and requested accompanying information  
within \_\_\_\_\_ days resolving all possible conflicts with the  
Baltimore County Zoning Regulations.

The owner/contract purchaser may proceed at his own risk with the  
construction indicated in the above-referenced permit.

However, in the event that all of the above conditions are not  
completed as stipulated, and/or the petition for relief has been  
denied, dismissed or withdrawn, this provisional approval is rescinded  
forthwith.

Immediately thereafter the owner/contract purchaser must return the  
property to the condition it was in prior to the beginning of said  
construction and accepts full financial liability in the matter.

I have read the above statement and I agree to abide by the decision of  
the Zoning Commissioner in this matter. I also hereby certify that I  
the undersigned am in fact the owner and if applicable the contract  
purchaser and not just an agent for same.

Signed *John O. Bisset* Signed *Robert A. Hoffman*  
Owner Contract Purchaser/Lessee  
(Please print clearly) Robert A. Hoffman  
(Print Name Clearly)  
Name John O. Bisset, President Bell Atlantic Mobile  
Address Peter & John Radio Fellowship Radio Station WBS  
3600 Georgetown Road 3600 Georgetown Road  
Baltimore, MD 21227 301/247-4100 Valley Rd., Baltimore,  
Work Phone # 301 079921  
Home Phone # \_\_\_\_\_

*CM*  
Zoning Office Staff

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

December 11, 1990

received  
12/13/90

TO: J. ROBERT HAINES, ZONING COMMISSIONER, DEPARTMENT ZONING  
FROM: CHARLES E. BURNHAM, PLANS REVIEW CHIEF, DEPARTMENT OF  
PERMITS & LICENSES  
SUBJECT: ZONING ITEM #: 229  
PROPERTY OWNER: Legal Owner: Peter & John Radio  
Fellowship, Inc.  
LOCATION: Lessee: Bell Atlantic Mobile Systems, Inc.  
3600 Georgetown Road, 2500' SW Wilson Avenue (#3600 Georgetown  
Road)  
ELECTION DISTRICT: 13th  
CONCILIANT DISTRICT: 1st

A REVIEW OF THE SITE PLAN FOR THE ABOVE ZONING ITEM INDICATES THE  
FOLLOWING:

- ( ) PROPOSED SITE PLAN DOES, DOES NOT, COMPLY TO STATE CODE OF  
MARYLAND REGULATION 05.01.07, MARYLAND BUILDING CODE FOR THE  
HANDICAPPED.  
( ) PARKING LOCATION ( ) RAMPS (degree slope)  
( ) NUMBER PARKING SPACES ( ) CURB CUTS  
( ) BUILDING ACCESS ( ) SIGNAGE  
( ) PLAN DOES, DOES NOT COMPLY TO SET BACKS FOR EXTERIOR FIRE  
SEPARATION DISTANCE OF ARTICLE 5 AND ARTICLE 9 OF THE CURRENT  
BALTIMORE COUNTY BUILDING CODE.  
(X) A BUILDING PERMIT IS REQUIRED BEFORE ANY CONSTRUCTION CAN BEGIN.  
SECTION 111.1 OF ARTICLE 1. CONSTRUCTION DRAWINGS ARE  
REQUIRED.  
( ) A CHANGE OF OCCUPANCY PERMIT IS REQUIRED TO CHANGE THE EXISTING  
USE OF THE STRUCTURE TO THE PROPOSED USE. SEE ARTICLE THREE AND  
ARTICLE ONE, SECTION 103.2 ALTERATIONS MAY BE NECESSARY BY CODE  
TO COMPLY TO NEW USE REQUIREMENTS.  
( ) STRUCTURE IS SUBJECT TO FLOOD PLAIN LIMITATIONS, SECTION 516.0  
COUNCIL BILL #158-88 ( BALTIMORE COUNTY BUILDING CODE).  
(X) OTHER Modular units may require state approval under the industrialized  
Housing laws.

PERMITS MAY BE APPLIED FOR @ ROOM 100, 111 WEST CHESAPEAKE AVENUE,  
TOWSON, MARYLAND 21204 - PHONE - 887-3900.

THIS REVIEW COVERS ONLY MAJOR ITEMS ASSOCIATED WITH THE SITE PLAN, A  
FULL REVIEW MAY BE CONDUCTED WHEN THE PERMIT APPLICATION AND PLANS ARE  
SUBMITTED.

APPLICABLE CODE: 1987 NATIONAL BUILDING CODES AS ADOPTED BY COUNCIL BILL #158-88

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines DATE: February 1, 1991  
Zoning Commissioner

FROM: Pat Keller, Deputy Director  
Office of Planning and Zoning

SUBJECT: Peter and John Radio Fellowship, Inc., Item No. 229

The petitioner requests a Special Hearing and a Variance to  
permit a one-story modular accessory equipment building and antennae  
on an existing tower.

In reference to the applicant's request, staff offers the  
following comments:

- A CRG or waiver is required for this project.

Based upon the information provided and the analysis conducted,  
staff recommends the petitioner's request be granted provided that a  
landscape plan is submitted to the deputy director of the Office of  
Planning and Zoning prior to the issuance of a building permit.

If there should be any further questions or if this office can  
provide additional information, please contact Jeffrey Long in the  
Office of Planning at 887-3211.

PK/JL/cmm

ITEM229/ZAC1

received  
2/1/91



VENABLE, BAETJER AND HOWARD  
ATTORNEYS AT LAW

BALTIMORE, MD.  
WASHINGTON, D. C.  
HAGERSTOWN, MD.  
ROCKVILLE, MD.  
BETHESDA, MD.  
TOWSON, MARYLAND 21204-5517  
1201 EES-411  
FAX 301-821-0447

April 3, 1991

WRITER'S DIRECT NUMBER IS

James E. Dyer, Zoning Supervisor  
Baltimore County Office of Zoning  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Re: Petitioner: Bell Atlantic Mobile Systems, Inc.  
Case No.: 91-286-SPHA

Dear Mr. Dyer:

Please issue this firm a copy of the tape of the hearing held in the above-captioned matter on March 13, 1991 at 11:00 a.m. Enclosed is a check in the amount of \$15.00 to cover the costs of same.

Thank you for your cooperation in this matter.

Sincerely,  
Barbara A. White  
Barbara A. White  
Legal Assistant

BAW:cen  
Enclosure

cc: Robert A. Hoffman, Esquire

KIDDE CONSULTANTS, INC.  
Subsidiary of Kidde, Inc.

1020 Cromwell Bridge Road  
Baltimore, Maryland 21204  
(301) 321-3500  
Dial Direct Number  
494-1673

91-286 SPHA

Date: 12/6/90

Re: Bell Atlantic Arbutus Site  
16-84039-78

To: Baltimore County  
Zoning Department

Attention: Sophie Jennings

Gentlemen:

☒ We are submitting  
☐ We are forwarding  
☐ We are returning  
☐ We request

☒ Herewith

☐ Under separate cover

| No.    | Description   |
|--------|---|
| 1 copy | 200 scale zoning map with property outline, point of beginning & coordinate value for point of beginning tied to Baltimore County grid system (coordinates derived by scaling). |

Remarks: This is supplied at the request of KATE MILTON AND IS TO BE PLACED IN FILE # 229.

☒ In accordance with your request  
☐ For your review  
☐ For processing  
☐ Plans reviewed and accepted  
☐ Plans reviewed and accepted as noted  
☐ For revision by you

☒ For your use  
☐ Please call when ready  
☐ Please return to this office  
☐ Approval requested  
☐ Conference requested at your convenience

For further information, please contact the writer at this office.

Very truly yours,

KIDDE CONSULTANTS, INC.

RECEIVED DEC 8 1990

cc: Files  
Enclosure  
TFM

GUS G. DEZOS

ENGINEERS • PLANNERS • SURVEYORS

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME  
Rob Hoffman  
H. Fischer

Tim Madden

Laurel Card

Peter Allen

Scott Bahler counsel for  
Southern Bell Mobile System, Inc. aka  
Globe One

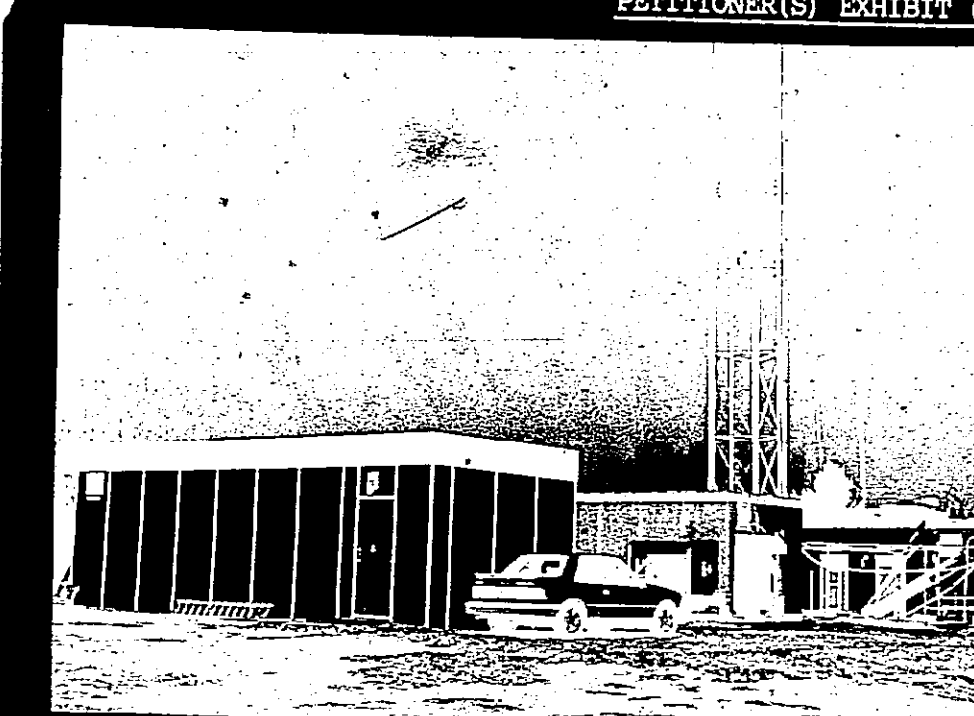
ADDRESS

210 Atledan Ave 21244  
180 Washington Valley Rd  
Bedminster NJ 07821  
KCI Technologies, Inc.  
1020 Cromwell Bridge Rd.  
Towson Md. 21204  
180 Washington Valley Rd.  
Bedminster NJ 07821  
3600 Georgetown Road  
Baltimore Md 21207

Whiteford, Taylor & Preston  
500 Cent Towne  
210 West Penn. Ave.  
Towson, MD 21204

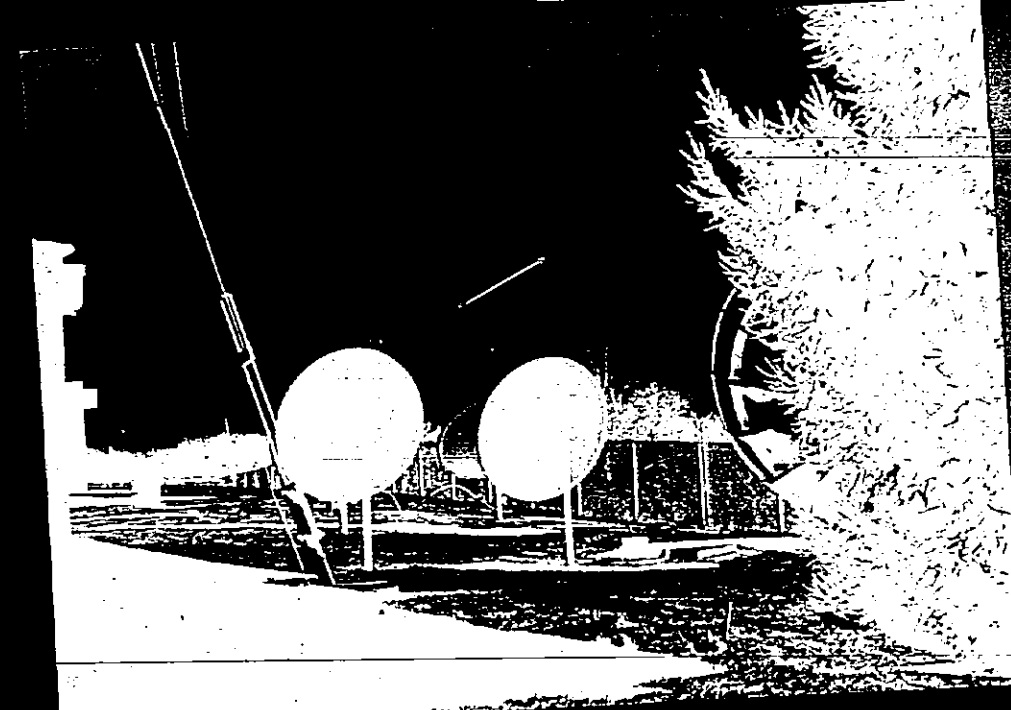
PETITIONER(S) EXHIBIT 2

91-286 SPHA



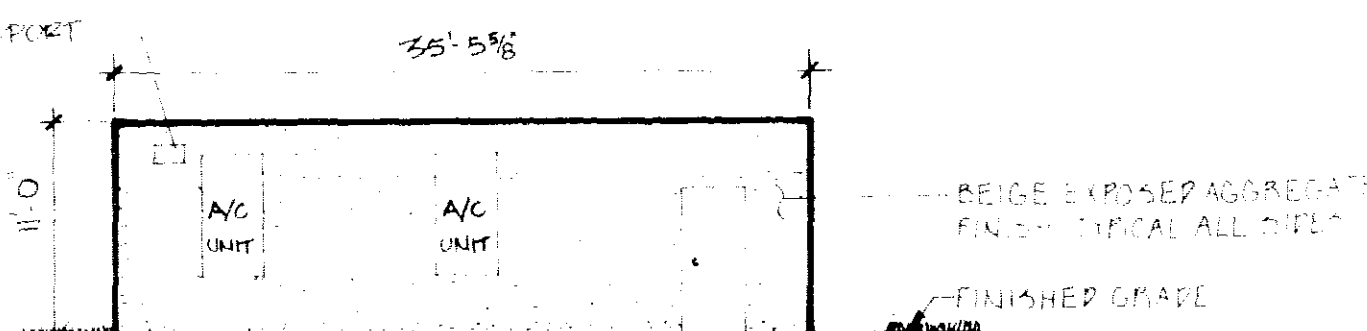
PETITIONER(S) EXHIBIT 2

91-286  
SPHA



5767-XA  
(file w 91-286-SPHA)





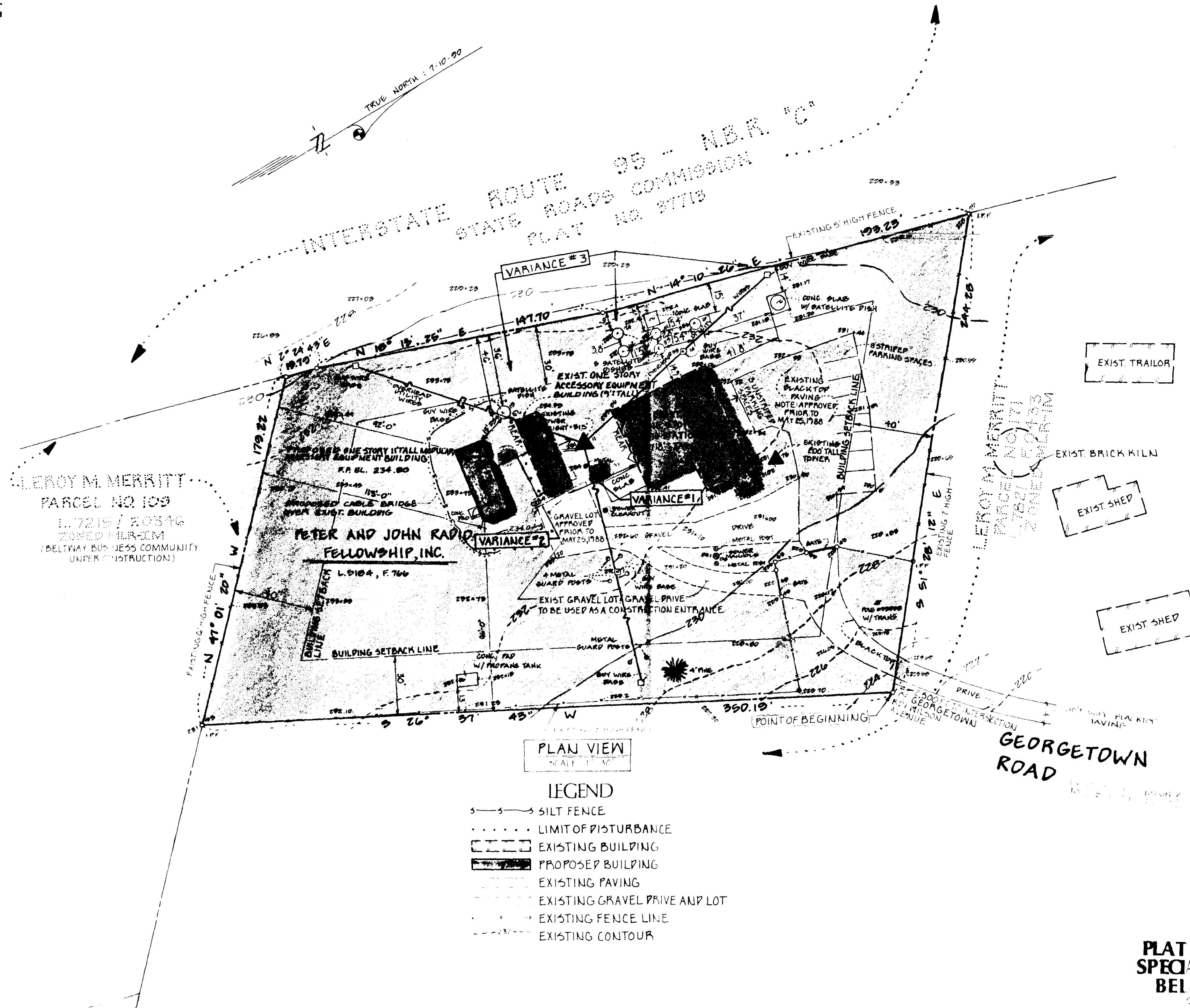
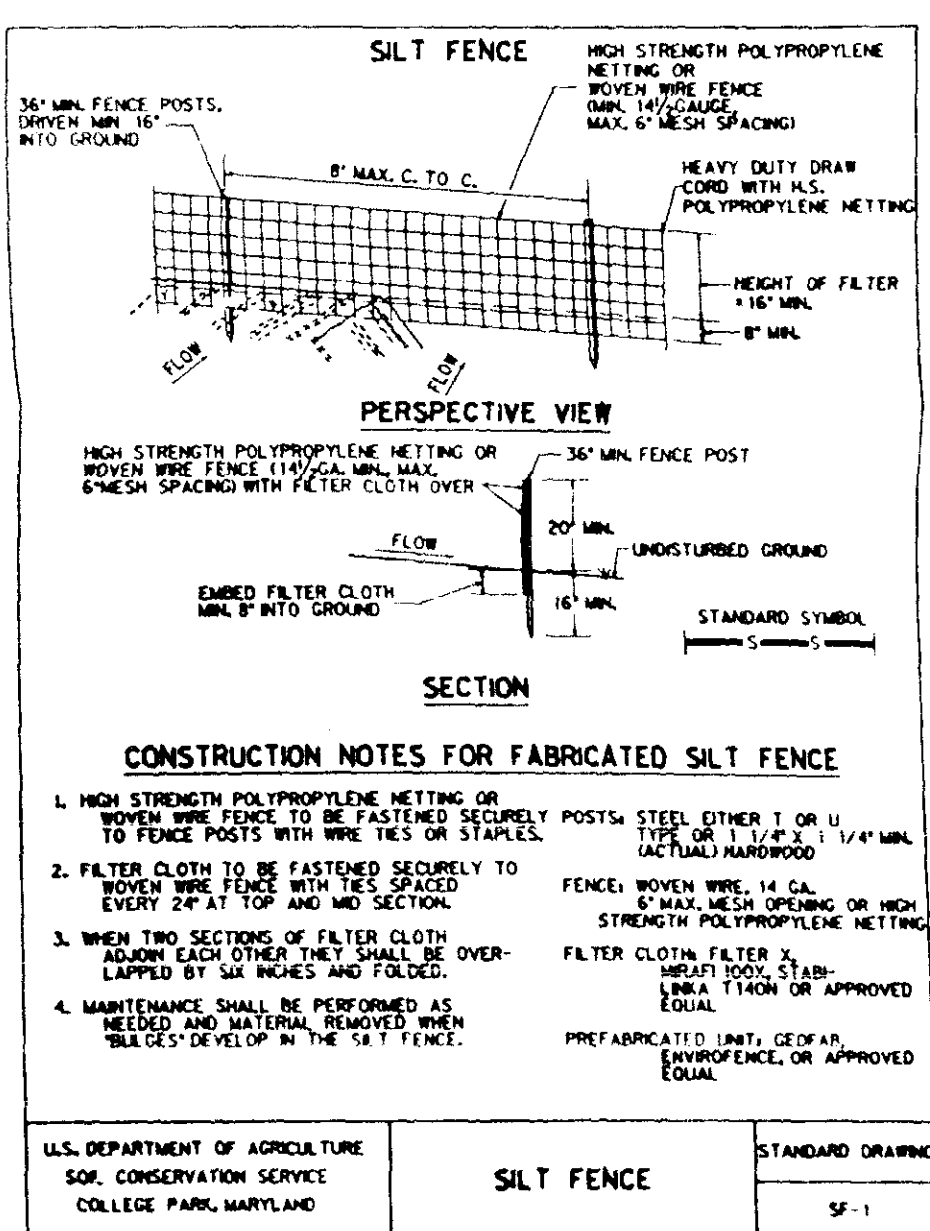
SOUTH ELEVATION

# PROPOSED ONE STORY MODULAR ACCESSORY EQUIPMENT BUILDING

SCALE: 1"=10'

## ZONING HISTORY

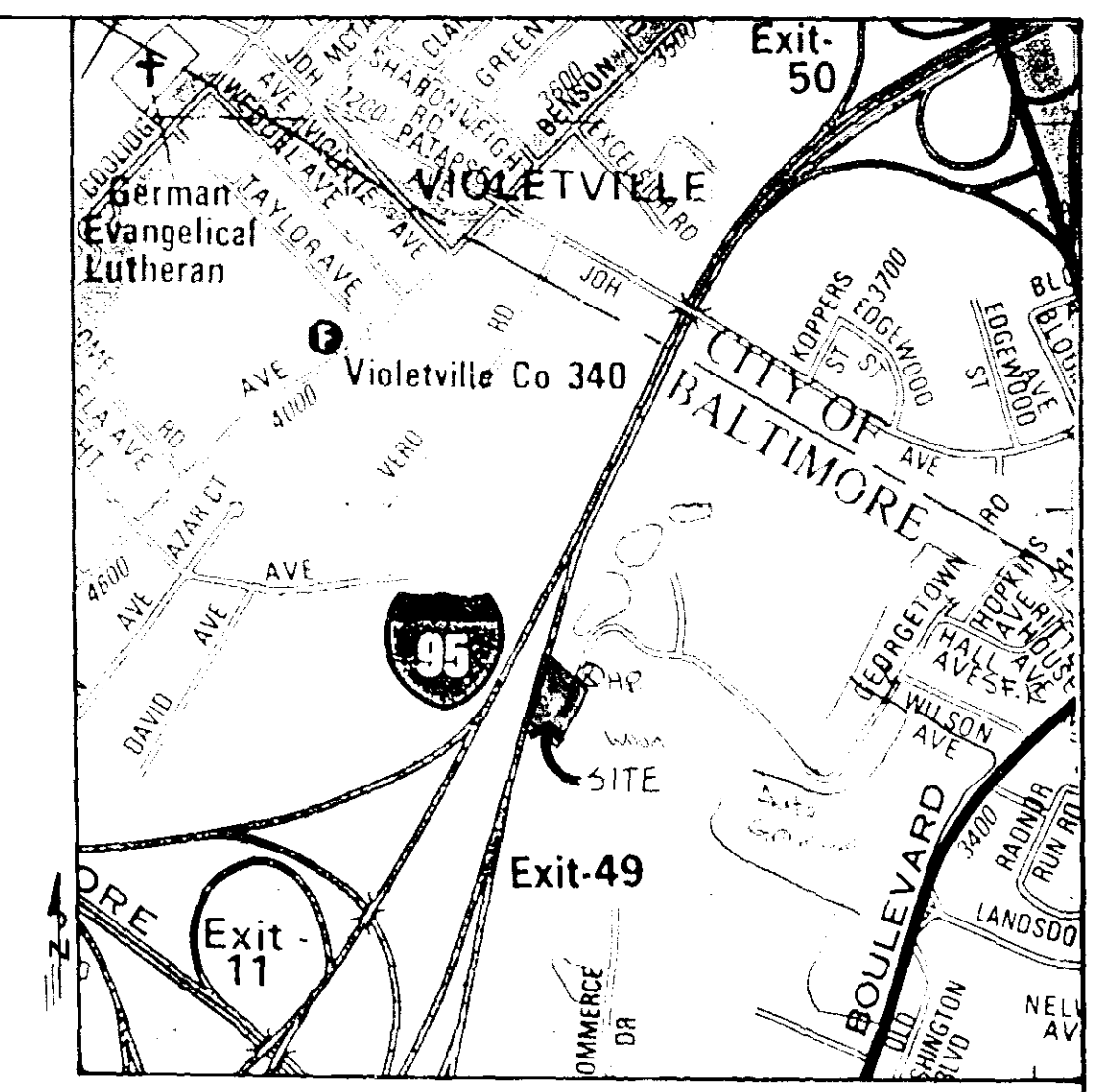
- Case No. 5767XA  
Special exception to permit a radio tower  
granted on February 6, 1963.
- Case No. 84-131-SPHA  
An amendment and modification to the  
site plan and order in special exception  
case no. 5767XA, to permit a 515 foot  
radio tower and variances granted on  
November 21, 1983 subject to the following  
variances.
- Use of strobe lights be limited to  
daytime use unless otherwise  
specifically required by FCC or  
FAA rules and regulations.
- Compliance with the revised  
comments, update by the Dept.  
of Permits & Licenses.
- All structures, bldgs., towers, guy  
line, facilities, etc., shall be  
enclosed by a security fence.
- At such time as the use is terminated,  
the towers shall be removed.
- Every 5 years a certification by a MD  
reg. prof. engineer shall be filed with  
The Dept. of Permits & Licenses  
indicating that both towers continue  
to meet all safety requirements. Any  
upgrading or maintenance required to  
comply with any changes in the safety  
thereof shall be performed prior to the  
filing of such certification.
- Approval of the aforementioned site plan  
by the MD Dept. of Transportation and the  
Office of Planning and Zoning  
COUNTY BOARD OF APPEALS ORDER DATED APRIL 24,  
1984: Affirmed Deputy Zoning Commissioner's  
Order.
- Case No. 88-204-SPH  
An amendment and modification to the site  
plan and order in special exception case  
nos. 5767XA and 84-131-SPHA to permit an  
unmanned accessory equipment building.  
Granted on December 18, 1987 subject to the  
following restrictions:  
1. The restrictions, numbered 1 through 6,  
enumerated in case 84-131-SPHA in the order  
dated November 21, 1983 are incorporated  
herein and shall apply.



PLAN VIEW

## LEGEND

- SILT FENCE
- LIMIT OF DISTURBANCE
- EXISTING BUILDING
- PROPOSED BUILDING
- EXISTING PAVING
- EXISTING GRAVEL DRIVE AND LOT
- EXISTING FENCE LINE
- EXISTING CONTOUR



SITE LOCATION MAP

## GENERAL NOTES

- Owner: Peter and John Radio Fellowship,  
Inc., 180 Washington Valley Road, Bedminster, NJ  
Tax Map 102, Parcel 154, Current Zoning  
- NBR-2A
- Building setback lines: Front = 40';  
Side = 30' with sum of side yards  
not less than 80 ft.; Rear = 40'
- Horizontal control shown hereon is based  
on a solar observation taken  
7-10-90.
- Vertical control shown hereon is projected  
from the following Baltimore  
County Control Stations:  
Sta. x 3984 Elev. = 94.99  
Sta. x 3985 Elev. = 96.23
- Boundary & topographic survey performed by:  
Ridde Consultants, Inc.  
13992 Baltimore Avenue  
Laurel, Maryland 20707
- Heights of existing towers are taken from  
past zoning case no. 5767XA  
and case no. 84-131-SPHA
- The proposed site plan for this site will consist of a  
- 1/4" x 1/4" - tail modular  
accessory building which will house radio  
and telephone equipment for the transmission  
and reception of cellular telephone communications.  
This is an unmanned facility. No sanitary or  
water utilities are required for its operation.  
Gross site area = 1.594 acres ±  
Net site area = 1.594 acres ±  
Floor area ratio calculations:  
Permitted FAR = 0.6; 50% building coverage  
Existing FAR = 0.039 (2710.75 SF ± 69,434.64 S.F.);  
Proposed FAR = 0.051 (3694.75 SF ± 69,434.64 S.F.);  
5.3% building coverage
- Previous commercial permits:  
Addition to one story radio station building =  
building permit no. 96530; control no. 1081-87  
Existing one story accessory equipment building =  
building permit no. 100519; control no. 213-88  
Disturbed area = 1.000 a.c. = 0.01 acre
- There are no existing or proposed free standing  
signs on the subject property.
- A plat to accompany petition for special hearing  
and variances has been filed for the following:  
A. Special hearing #1 = Special hearing for an  
amendment and modification to the site plan  
and order in special exception case no. 5767XA,  
case no. 84-131-SPHA and case no. 88-204-SPH  
to permit an unmanned accessory equipment building.  
B. Variance #1 - Variance from BCR sections 102.2, 250.1  
and 250.3 to permit the yard space of one building to  
be considered as a part of the yard space for another  
building and to permit a setback of 35 feet  
between the rear side of an existing building and  
front side of an existing building instead of the  
required 80 feet.  
C. Variance #2 - Variance from BCR sections 102.2 and  
250.3 to permit the yard space of one building to  
be considered as part of the yard space for another  
building and to permit a setback of 35 feet  
between the rear of a proposed building  
and the rear of an existing building instead of the  
required 80 feet.  
D. Variance #3 - Variance from BCR sections 102.2 and  
250.3 to permit the yard space of one use to be  
considered as part of the yard space for another  
use and to permit a minimum distance of 26 ft. between  
the existing satellite dishes instead of the required  
80 ft. and a minimum setback of 9 ft. from the existing  
satellite dishes to the property line instead of the  
required 80 ft. and a minimum setback of 6 ft. between  
two satellite dishes and the buildings instead of the  
required 80 ft.

**PETITIONER'S  
EXHIBIT 1**

91-286SPHA

**PLAT TO ACCOMPANY PETITION FOR  
SPECIAL HEARING AND VARIANCES FOR  
BELL ATLANTIC MOBILE SYSTEMS  
3600 GEORGETOWN ROAD**

| SCHEDULE OF REVISIONS |                                |        |          |        |
|-----------------------|--------------------------------|--------|----------|--------|
| NO.                   | DESCRIPTION OF CHANGES         | DATE   | BY       | STATUS |
| 1                     |                                |        |          |        |
| 2                     |                                |        |          |        |
| 3                     |                                |        |          |        |
| 4                     | PER CLIENT COMMENTS            | D.S.M. | 12-14-90 |        |
| 5                     | ADDRESSED COUNTY COMMENTS      | C.L.Y. | 11-21-90 |        |
| 6                     | ADDRESSED COUNTY COMMENTS      | C.L.Y. | 11-5-90  |        |
| 7                     | ADDRESSED COMMENTS BY B.A.M.S. | E.M.M. | 1-26-90  |        |
| 8                     |                                |        |          |        |
| 9                     |                                |        |          |        |
| 10                    |                                |        |          |        |

**Bell Atlantic  
Mobile Systems**  
180 WASHINGTON VALLEY ROAD  
BEDMINSTER, N.J. 07921

|                         |  |                    |  |   |  |   |  |
|-------------------------|--|--------------------|--|---|--|---|--|
| APPROVED BY             |  | PROPOSED SITE PLAN |  | DRAWING ISSUE STATUS CURRENTLY  |  | B   |  |
| DIRECTOR IMPLEMENTATION |  | DATE               |  | PREPARED FOR: BELL ATLANTIC MOBILE SYSTEMS<br>180 WASHINGTON VALLEY RD. BEDMINSTER, N.J.<br>CELL SITE: B.A.M.S. - F.E.<br>BUILDING PERMIT NO. 8-0066-24<br>CONTROL NO. C-1610-7-0 |  | A-1<br>A-1000- |  |



